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KNOW ALL MEN BY THESE PRESENTS,

002007

THAT JANE A. CARLSON, of Cape Elizabeth, County of Cumberland, and State of Maine, and JUDITH ANN HARVIE, of South Portland, County of Cumberland and State of Maine

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by WILLIAM ZIMMERMAN and BARBARA ZIMMERMAN, whose mailing address is 20 Preston St., Waterville, County of Kennebec, and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said WILLIAM ZIMMERMAN and BARBARA ZIMMERMAN, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated on the southerly side of Johnson Heights in said Waterville and being Lot No. 30 as shown on a Plan of Johnson Heights made by Harry E. Green, City Engineer, and recorded in Kennebec Registry of Deeds, Plan Book 12, Page 26A.

TRANSFER
TAX
PAID

Also another certain lot or parcel of land situated on the southerly side of said Johnson Heights and being contiguous to and next westerly of the above described Lot No. 30, which said lot is bounded and described as follows to wit: Starting in the southerly line of Johnson Heights at the northeast corner of Lot No. 30 as shown on the aforesaid plan; thence to the east along the northerly line of Lot No. 28 as shown on said plan a distance of thirty-five (35) feet; thence to the south and keeping parallel with the easterly line of Lot No. 30 a distance of one hundred (100) feet to the southerly line of Lot No. 28; thence to the west along the southerly line of Lot No. 28 to the southeast corner of Lot No. 30; thence to the north along the westerly line of Lot No. 30 a distance of one hundred (100) feet to the point of beginning.

The above described lot is the westerly half of Lot No. 28 as shown on the aforesaid plan as bisected by a line drawn in a generally north and south direction.

Being a part of the same premises conveyed to the herein Grantors by Personal Representative's Deed of Fleet Bank of Maine under the Estate of Jean Howe, said Deed dated January 22, 1991 and to be recorded concurrently herewith.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building of any kind may be erected on the above described parcel of land unless it be a part of adjacent and contiguous land having a frontage of seventy (70) feet or more on the street and owned by the same person or persons, in which event buildings may be erected in accordance with the following restrictions, which are to run with the land, on each parcel of land having seventy (70) foot frontage or on each full multiple thereof, to wit:

No building other than a private dwelling house for not over one-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, windows, are to be allowed on said reserved space. No double decked porches may

-2-

be built on any house. Said dwelling house and garage shall cost not less than ten thousand dollars (\$10,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

IN WITNESS WHEREOF, WE, JANE A. CARLSON and JUDITH ANN HARVIE, have hereunto set our hands and seals this 1st day of the month of February, 1991.

Signed, Sealed and Delivered
in the presence of

[Signature]
Witness

Jane A. Carlson
JANE A. CARLSON

[Signature]
Witness

Judith A. Harvie
JUDITH ANN HARVIE,

ACKNOWLEDGEMENT

STATE OF MAINE
COUNTY OF KENNEBEC, SS.

February 1, 1991

Personally appeared the above named JANE A. CARLSON and JUDITH ANN HARVIE, and acknowledged the foregoing instrument to be their free act and deed.

[Signature]
NOTARY PUBLIC

DAVID B LONYTE
(printed name)

RECEIVED KENNEBEC SS.

1991 FEB -4 AM 9:00

WIT: [Signature]
REGISTER OF DEEDS

SEAL